



**Community Development Department**  
*"Promoting and Sustaining Quality Development"*

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Housing Policy Department  
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State of California  
HCD – Division of Housing Policy  
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Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**RE: City of Corona Housing Element Annual Progress Report for 2012 to California Department of Housing and Community Development (HCD)**

Enclosed herewith is the Annual Progress Report for the 2012 reporting year for the City of Corona's 2008-2014 Housing Element. The report covers the three areas of information outlined by HCD pertaining to meeting the Regional Housing Need, Effectiveness of Attainment of Goals and Objectives, and Progress toward removal of Constraints. This report was presented to the City Council for review and authorization for submittal at its regular meeting of April 17, 2013.

If you have any questions or require further information on any of the information contained herein, please contact Ms. Terri Manuel at [terrim@ci.corona.ca.us](mailto:terrim@ci.corona.ca.us). Or at 951-736-2262.

Sincerely,

Joanne Coletta  
Community Development Director

**ANNUAL PROGRESS REPORT FOR 2012  
ON IMPLEMENTATION OF THE HOUSING ELEMENT**  
General Plan Report requirement pursuant to  
Section 65400 of the Government Code

Jurisdiction: City of Corona

Address: 400 South Vicentia Avenue  
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- A. Progress in meeting Regional Housing Need.
1. Total number of new housing permits issued in 2012: 44 single family; 34 multi-family.
  2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units: All units but two were market rate; CHA (formerly RDA) assistance was provided for one single family home permitted in June 2012 on D Street. Homes for Our Troops funded the construction of a home for a disabled veteran in July 2012.
  3. Compare units added to Regional Housing Need Allocation by income category (very low, low, moderate, and above moderate): At market rate, 42 single family and 34 multi-family units could be attributed to the moderate or above moderate RHNA allocations which are 611 units and 1,317 units, respectively. Two units can be attributed to the low income allocation which was 560.
- B. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
1. Include a program-by-program status report relative to implementation schedule from each program in housing element; describe actions taken to implement each program: See attached table.
  2. Assess effectiveness of actions and outcomes: Activity is reported in virtually every program outlined making evident the effectiveness for each program for the year 2012.
- C. Progress toward mitigating governmental constraints identified in the housing element.
1. Include information on actions taken to mitigate identified constraints: Programs 14 and 15 outline steps taken or in progress to remove constraints to the development of affordable housing or housing to accommodate those with special needs. Ordinance revisions are pending

that address each identified constraint. Final adoption is anticipated in May 2013.

2. The annual progress report should indicate if no constraints were identified in the housing element: The 2008-2014 City of Corona identified a number of constraints such as land use controls, site improvement requirements, building codes, and fees that may serve as constraints to housing development, and are being addressed one-by-one in the Ordinance amendments currently pending and anticipated for adoption by the end of May 2013.

# CITY OF CORONA

## ANNUAL PROGRESS REPORT FOR 2012 ON IMPLEMENTATION OF THE HOUSING ELEMENT

General Plan Report requirement pursuant to Section 65400 of the Government Code

Housing Program	2008-2014 Adopted HE Program	Implementing Entity	Time Frame for Implementation	Status as of 2012
<p>1. Home Improvement Housing Rehabilitation:</p> <ul style="list-style-type: none"> <li>- Home Imprvt. Loans</li> <li>- Home Imprvt. Grants</li> </ul>	<p>RDA Goals: 15 single-family homes and condominiums and 7 mobile home coaches and trailers to be assisted annually</p> <p>(New Goals for 2013 and 2014: Assist 11 single family homes and 7 mobile homes annually)</p> <p>20 very low income units to be assisted annually</p>	<p>RDA (from 2008-2012) Administrative Services Dept. (from 2012-2014)</p>	<p>Continued Implementation</p>	<p>For the reporting period of 2008-2012. The City provided 43 loans and 34 grants to low and moderate income homeowners. The City, in partnership with Habitat for Humanity, also provided 28 grants to mobile home residents during this reporting period.</p> <p>As part of the 2011-12 State budget bill, the California Legislature enacted companion bills AB1X26 and AB1X27 that would significantly reduce or eliminate redevelopment funds. AB1X26 eliminated all redevelopment agencies and provides for their wind-up and dissolution. AB1X27 offered an alternative: redevelopment agencies can continue to operate if the cities and counties agree to make payments into funds benefitting the State's schools and special districts. On December 29, 2011, the California Supreme Court upheld AB 1X 26 and rejected AB 1X 27. The ruling supported the state's legislative right to dissolve and eliminate redevelopment agencies while finding the "pay to play" bill invalid. The City will evaluate the potential use of CDBG, HOME, or other funds to address this impediment.</p> <p>City staff applied and received CDBG funding for FY2012-2013 in order to reactivate the Home Improvement Program. Loans under the Program are forgivable and grants are administered by Habitat for Humanity and only available to mobile homes.</p> <p>In FY2013-2014, the Program will be funded with Federal HOME funds.</p>
<p>2. Home Buyer Assistance Program</p>	<p>Loan programs for affordable home purchases</p>	<p>City of Corona Administrative Services Dept.</p>	<p>Funding no longer available for this program</p>	<p>In September 2008 and March 2009, the City implemented the HOAP Now I (55, RDA) and HOAP Now II (21, NSP) programs respectively. Since their inception, the City has provided down payment assistance to 21 first-time low and 55 moderate income homebuyers.</p> <p>The City also utilized NSP1 (Neighborhood Stabilization</p>

<p>Program) program funds to acquire/rehab/resell nine (9) foreclosed homes that were sold to low income households upon completion of the rehabilitation work. Additionally, the City sold one (1) new single family residence in FY2012-2013 located on D Street to a low-income affordable household.</p> <p>As required under NSP, the City partnered with a Community Housing Development Organization ("CHDO"), Mary Erickson Community Housing, for the acquisition and rehabilitation of a 12-unit apartment building at 926 West 5th Street. NSP1, NSP3, NSP1 Program Income (25% Set Aside) and HOME funds are being utilized for this project. The project will yield 12 affordable units to households at extremely low income limits. The property has been acquired and is currently under design for the rehabilitation. It is anticipated that construction will commence and be complete in FY2013-2014.</p> <p>The City approved the use of NSP1 and NSP3 funds in FY2012-2013 to acquire a 27-unit multifamily apartment complex located at 121-141-161 S. Buena Vista Avenue. Due to the 91 FWY expansion project, 8 of the 27 units will be acquired leaving 19 units. These units are under an affordable regulatory agreement. Additionally, the City has approved the sale of land adjacent to this property to expand this into a 61-unit affordable project with 41 new units and 19 rehabilitate units. The developer is vying for tax credits. Income limits for all 61 units will be at the very-low income level.</p> <p>In FY 2012-2013, CHA approved an affordable housing agreement for 24 new affordable units on Harrington Street.</p> <p>Upon completion of all projects, 65 new units and 31 rehabilitated.</p>					
				<p>Ongoing per HUD funding</p>	<p>As of April 2013, 350 Section 8 Housing Choice Vouchers were held by Corona households, of which 225 households were comprised of at least one (1) elderly person and 214 households were comprised of at least one (1) disabled person. Furthermore, there were 14,635 households on the Section 8 waiting list.</p>
			<p>Riverside County Housing Authority</p>	<p>Conserved all 156 affordable units through 2018</p>	<p>Two of the at risk projects listed in the Housing Element; Corona Community Towers and Corona Community Villas are project based Section 8 developments and continue to get Section 8 assistance. The Meadowood Apartments continues to offer reduced income qualifications; however, applicants still pay the same rent as other units. The Corona Housing Authority assumed all housing assets and obligations since the elimination of redevelopment and therefore assumed the litigation to ensure the continued affordability of 21 units on three developments: Jasmine Springs, French Quarter and the</p>
			<p>Continued assistance to approximately 250 households in the City of Corona</p>	<p>Conserved the 156 units at risk of losing affordability controls prior to June 30, 2018.</p>	
<p>3. Section 8 Rental Assistance</p>					
<p>4. Conservation of Existing and Future Affordable Units</p>					

	<p>Villas de Corona apartments. In March 2013, a trial jury affirmed the affordability covenants. Since revenue streams to local agencies aimed at preservation of affordable housing have been severely compromised, the conservation of affordability covenants may be threatened in the coming years.</p> <p><i>New projects as of 2012:</i>  -24 new units (of 196) – Harrington;  -12 rehab, extremely low – 5<sup>th</sup> St;  -61 new/rehab, low to very low – Buena Vista  -1 new SFR – E Street</p>				<p>5. Neighborhood Improvements</p>
<p>The City continues to make public improvements in low and moderate income neighborhoods. Annually, the City allocates CDBG funds to improve targeted neighborhoods.</p> <p>In 2012-2013, CDBG funds are being used to renovate the Victoria Park Community Center, make improvements to the Historic Civic Center Theater and Gymnasium, make ADA improvements to the Corona Public Library and install Street Lights in low- and moderate-income neighborhoods.</p> <p>The City has prepared a Climate Action Plan that was adopted in May 2012; the CAP features a wide array of sustainable building practices that apply in different ways to both new and rehab projects.</p> <p>The City continues to implement its General Plan and specifically the North Main Street Specific Plan land use policies to provide a range of housing types and residential densities near the Metrolink station. Four hundred four (404) multi-family units were recently constructed in the North Main Street area. An additional 464 units are under current entitlement review.</p> <p>This amendment to the North Main Specific Plan has been drafted; approval is pending the bundling of it with other code amendments to proceed simultaneously to one hearing.</p>	<p>Ongoing per CDBG funding source</p>	<p>City of Corona Admin. Services Dept., Public Works Dept.</p>	<p>Assistance with CIP projects</p>	<p>Develop program policies, practices and goals</p>	<p>6. Sustainable Building</p>
<p>The City continues to implement its General Plan and policies to provide a range of housing types and residential densities near the Metrolink station. Four hundred four (404) multi-family units were recently constructed in the North Main Street area. An additional 464 units are under current entitlement review.</p>	<p>Development program by end of 2010</p>	<p>Community Dev.</p>	<p>Develop program policies, practices and goals</p>	<p>Site Availability for Affordable Housing Projects</p>	<p>7. Provision of Adequate Housing Sites</p>
<p>This amendment to the North Main Specific Plan has been drafted; approval is pending the bundling of it with other code amendments to proceed simultaneously to one hearing.</p>	<p>Ongoing</p>	<p>Community Dev.</p>	<p>Amend the North Main Street Specific Plan to incorporate lot consolidation incentives</p>	<p>Site Availability for Affordable Housing Projects</p>	<p>8. Lot Consolidation Incentives</p>
<p>Until the elimination of redevelopment agencies, staff of the Corona Redevelopment Agency administered all NSP, HOME and CDBG funding. Therefore, the Redevelopment Department, in FY 2009-10 awarded \$900,711 of NSP 1 funds to MECH to acquire, rehabilitate, and rent foreclosed and/or, abandoned multi-family properties to households with incomes at or below 50 percent of AMI.</p> <p>As part of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd Frank), the City applied for and in FY 2010-11 was awarded \$1,317,310 for a number of activities under the NSP 3 program. Prior to the dissolution of the Redevelopment Agency, a portion of these funds along with NSP 1 Program Income resulting</p>	<p>Achieve rehab of 1,077 units by 2014; ongoing implementation</p>	<p>City of Corona Administrative Services Dept.</p>	<p>From 2008-2012: Continue to utilize redevelopment set-aside funds to assist in the acquisition and rehab of multi-family housing projects</p> <p>From 2013 and 2014: Set-aside funds no longer available. Only limited funds available are NSP, HOME and CDBG.</p>	<p>From 2008-2012: Continue to utilize redevelopment set-aside funds to assist in the acquisition and rehab of multi-family housing projects</p> <p>From 2013 and 2014: Set-aside funds no longer available. Only limited funds available are NSP, HOME and CDBG.</p>	<p>9. Multi-family Acquisition and Rehab.</p>

<p>from the resale of foreclosed and rehabbed homes was planned for a land acquisition loan for a 192 unit mixed income rental development that would result in 24-37 units being set aside for low income households. However, with the dissolution, properties had to be redistributed and the Corona Housing Authority assumed the asset and has since entered into an affordable housing agreement with a developer to develop a 192-unit market rate development with 24 of the units set aside for low income households. This project is anticipated to commence construction in FY 2013-2014.</p>	<p>In FY 2010-11, MECH (Mary Erickson Community Housing) acquired a 12-unit apartment building, 926 West 5th Street, with NSP 1 funds. The property requires substantial rehabilitation and the residents occupying seven of the units have been relocated. The City allocated \$329,328 of NSP 3 funds and committed \$510,000 of HOME CHDO funds in June 2011 toward the rehabilitation and relocation costs for this project. It is anticipated that an additional sum of HOME funds, possible \$300,000 to \$350,000 will be added for rehabilitation work. The substantial rehabilitation and the relocation of eligible residents for this development will cost approximately \$1.5 - \$2.0 million depending on the level of rehabilitation that is completed. The project is expected to complete in FY 2013-2014.</p>	<p>During FY 2010-11 and continuing into FY 2012-2013, the Corona Housing Authority was involved in litigation with the property owners to bring back into compliance 21 affordable rental units at the French Quarter, Jasmine Springs, and Villas de Corona apartments. This court litigation was concluded in February 2013. The court found in favor of the Corona Housing Authority and directed the units be maintained affordable through 2018 or until the bonds are paid in full. It is anticipated the owner will appeal.</p>	<p>The City continues to utilize CDBG and/or HOME funds to support a range of services for the homeless. Agencies/programs assisted include, but are not limited to:</p> <ul style="list-style-type: none"> <li>•Corona/Norco Rescue Mission – Acquisition and rehabilitation of a 12-unit apartment complex.</li> <li>•Community Connect program to assist low-income households in securing affordable housing.</li> <li>•Alternatives to Domestic Violence (ADV) to offer a crisis hotline, counseling and emergency shelter to local victims of domestic violence.</li> </ul> <p>The City in partnership with Mary Erickson Community Housing (MECH) completed the single family dwelling at 1215 E Street and sold it to a low income household in FY 2012-2013.</p>
			<p>Continued implementation</p>
			<p>City of Corona Administrative Services Dept.</p>
		<p>Continue to provide financial support to social service agencies</p>	<p>City of Corona Administrative Services Dept.</p>
<p>10. Homeless Support Services</p>			<p>Apply for HOME fund as appropriate and reconstruct 3 units per year</p>
			<p>Ongoing</p>
			<p>11. Infill Housing Program</p>

				<ul style="list-style-type: none"> <li>• 31 units rehabilitated - 12 units on 5<sup>th</sup> Street and 19 units on Buena Vista</li> <li>• 65 new units constructed – 24 units on Harrington and 41 units on Buena Vista</li> <li>• 1 new single family home on D Street</li> </ul>
12. Density Bonus Program	Inform prospective developers of options for density increases	Planning	Continued implementation	<p>CMC provisions for density bonus have no conflict with state law; standard project review comments have been updated to indicate the existence of the DB provisions in CMC 17.87. A link to the code section is also now provided on the Community Development Department/Planning webpage.</p> <p>Since July 2008, the City of Corona is working on the following affordable housing projects, partnering with nonprofit or for profit developers:</p> <ul style="list-style-type: none"> <li>•12-unit apartment building at 926 West 5th Street. The rehab on this building will be completed by the last quarter of 2012.</li> <li>•One manufactured home on E Street.</li> <li>•Possible 192-unit mixed-income apartments at 1096 Harrington Street. Development of this project is pending the status of the housing assets of the former Redevelopment Agency (24 affordable).</li> <li>19 rehab; 41 new @ Citrus Circle Apts., Buena Vista Av</li> </ul> <p>The City provided financial assistance for site acquisition, construction, rehabilitation, and/or relocation of existing tenants.</p>
13. Affordable Housing Development	Facilitate affordable housing production through assistance in site identification and acquisition, priority processing, as well as provision of incentives.	City of Corona Administrative Services Dept.	Ongoing	
14. Zoning Ordinance Update	Address changes for provision of second units (DONE), conversion of buildings to SRO's, provis of sites for homeless/emergency/transit// supportive housing, and reasonable accommodations for persons with disabilities	Community Dev.	Address required zoning changes by 2010; program ongoing for additional review and updates	<ul style="list-style-type: none"> <li>- Size limits for second units removed through a code amendment in 2008;</li> <li>- New code text has been drafted to enable development of SRO's in the North Main Street and Downtown areas, define and provide for Transitional Housing, Supportive Housing, and provision of emergency shelters in the M-1 Zone by right; under review; adoption anticipated by Summer 2013.</li> <li>- Drafted code changes also under review include removal of definition of family; Code revisions for Reasonable Accommodations for Disabilities is pending.</li> </ul> <p>On February 6, 2008, the City Council executed Ordinance No. 2924, which defers certain development impact fees until issuance of the certificate of occupancy. This deferral was extended through June 30, 2012.</p>
15. Development Fees	Provide funding to pay for development fees for non-profit housing projects	City of Corona Administrative Services Dept.	Program ongoing	<p>In May 2009, the City Council approved an ordinance to reduce the City's Development Impact Fees by 40 percent; the ordinance was extended until June 30, 2012 and subsequently extended again to June 30, 2013. DIF reduction reduced to 20% from 7/1/13/ to 6/30/14. Full DIF to be reinstated 7/1/14.</p> <p>Additionally, the City adopted an Ordinance 3020 in December 2009 to temporarily reduce the Western</p>

				<p>Riverside County Transportation Uniform Mitigation Fee ("TUMF") (a pass-through fee) by 50 percent for new development projects that receive a building permit or Certificate of Occupancy in calendar year 2010. This provision was not extended.</p> <p>The City reduced some of its development fees in January 2010 by Ordinance 3023 to make fees more user-friendly to the community and to reduce the recovery rate to 50%.</p>
			Program ongoing	Ongoing
16. Expedited Project Review and Hearing Process	Continue to implement one-stop development process review. Monitor the development review process and make necessary adjustments to the standards of review as appropriate	Community Dev.	Develop program in 2010	Done through an amendment to the Downtown Revitalization Specific Plan (SPA10-002) in January 2011; framework for different options established which would be implemented upon any future development activity proposals received.
17. Reduced Parking/In-lieu Fee	Develop formal program to implement reduced parking/in-lieu fee to facilitate redevelopment in Downtown	Community Dev.	Ongoing per CDBG funding source	The City continues to contract with FHCR for the provision of fair housing services. FHCR provides services from their office in the City of Riverside and has weekly office hours in the City of Corona on Thursdays at the Corona Public Library. FHCR has been actively involved in outreach and educational services including informational materials, brochures, newsletters, referrals, workshops, presentations, and seminars.
18. Fair Housing Program	250 Households to be assisted in the City for equal housing opportunity	Riverside County		In 2010, the City updated its Analysis of Impediments (AI) to Fair Housing Choice.